



3 Lavender Drive, Newton Mearns

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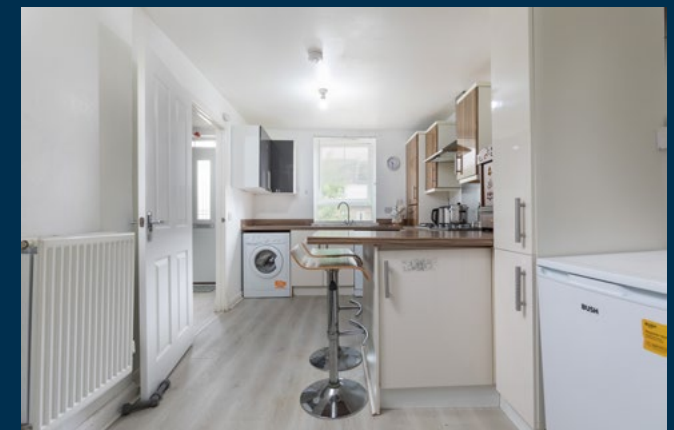
Situation

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick International Airports. There are regular train and bus services to Glasgow, East Kilbride and the beautiful Ayrshire coast. Patterton Train Station is a short distance away.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, including Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis and rugby club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.





Wood-grain upper cabinet on the left side of the kitchen.

Wood-grain upper cabinet above the countertop.

Decorative wooden cabinet with ornate carvings and a small drawer.

White upper cabinets on the right side of the kitchen.

White lower cabinet on the left side of the kitchen.

Stainless steel built-in oven with a glass door and a "2 YEARS" warranty sticker.

White lower cabinets with drawers and silver handles.

White lower cabinet under the breakfast bar.

Wood-grain breakfast bar with two wooden stools on chrome bases.

Living area visible through the doorway, featuring floral wallpaper, a television, and a black console table.



Description

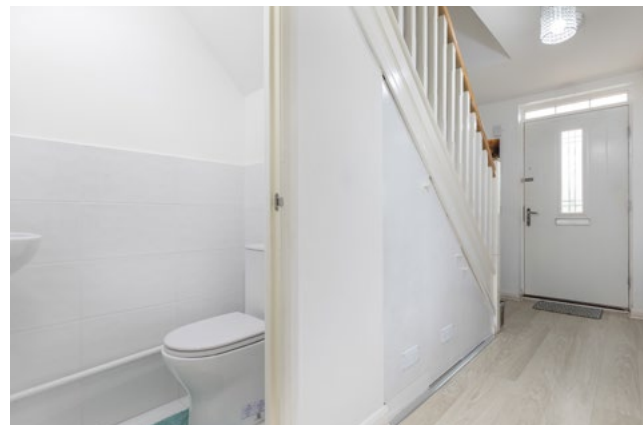
A well presented and extended four bedroom semi detached villa By David Wilson Homes, close to local amenities, Patterton Train Station and Greenlaw Retail Park.

Internally the property provides flexible accommodation formed over two levels, well designed for family living.

Ground Floor: Welcoming reception hall with a guest WC and staircase to upper floor. Spacious sitting room. Dining/family room with French doors leading to the rear garden. Well appointed breakfasting kitchen, fitted with a full complement of wall mounted and floor standing units and complementary worktops. Bedroom four with an ensuite shower room.

First Floor: Bedroom one with fitted wardrobes. Bedroom two and bedroom three. House bathroom with three piece white suite and shower over bath.

The property is further complemented by gas central heating and double glazing. This property benefits from well tended landscaped gardens. Enclosed rear garden, with a decked terrace and artificial grass. The driveway provides off street parking for several cars.







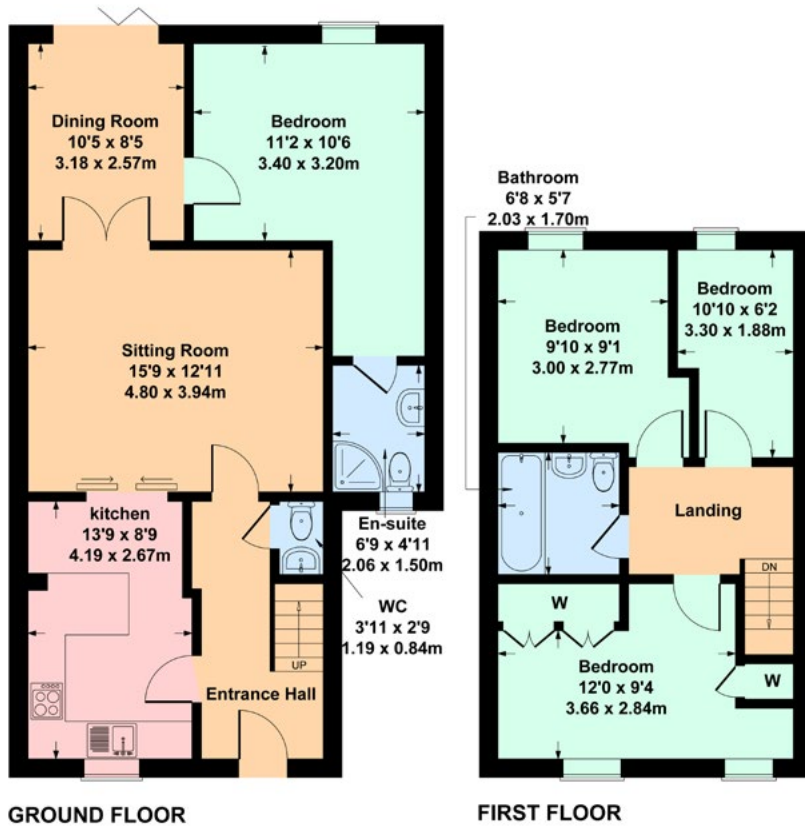


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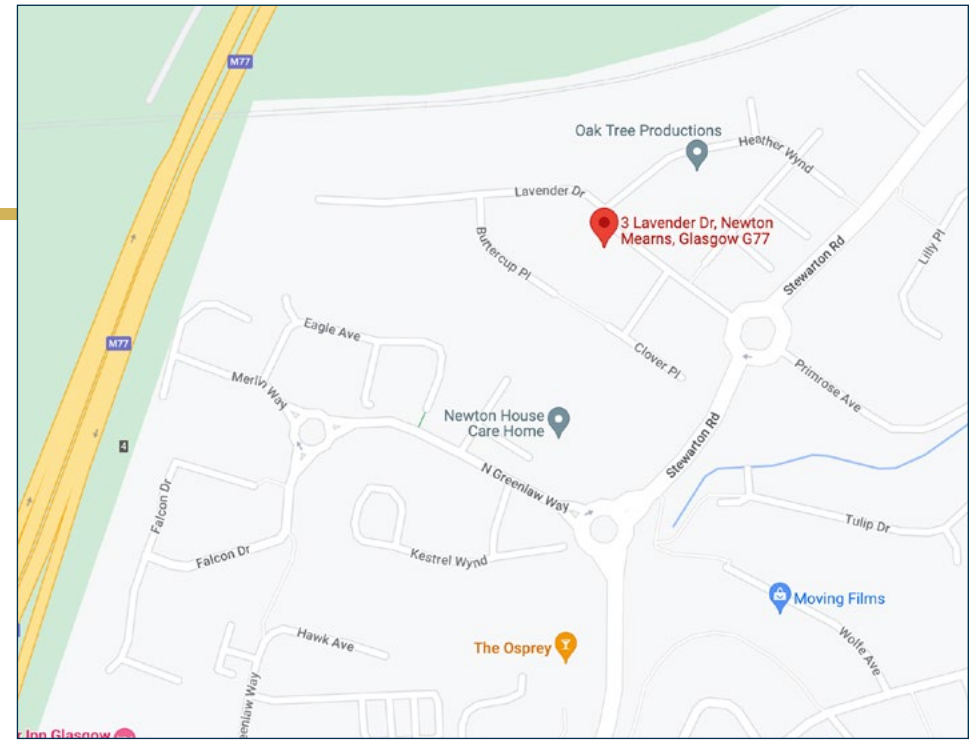
Approximate gross internal area 1159 sq ft - 108 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2023

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band E

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band ?

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 2926

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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